

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Clarkson Avenue, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000

&

\$2,035,000

Median sale price

Median price \$3,202,500

Property Type House

Suburb Brighton

Period - From 12/10/2022

to

11/10/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	94 Martin St BRIGHTON 3186	\$2,085,000	29/04/2023
2	55 St Andrews St BRIGHTON 3186	\$2,000,000	17/04/2023
3	5 Airlie St BRIGHTON 3186	\$1,955,000	16/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/10/2023 11:37



3 2 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

12/10/2022 - 11/10/2023: \$3,202,500

Comparable Properties



94 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$2,085,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 420 sqm approx



55 St Andrews St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Private Sale

Date: 17/04/2023

Property Type: House



5 Airlie St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,955,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 520 sqm approx